

SENIOR BUILDING INSPECTOR/PLUMBING-MECHANICAL

DEFINITION

Inspects plans of buildings and construction for compliance with building codes, laws and ordinances, particularly those involving plumbing, heating, ventilation, refrigeration and mechanical codes; trains and instructs other inspectors on plumbing-mechanical inspections and provides working lead assistance to other inspectors as required.

SUPERVISION RECEIVED AND EXERCISED

General supervision is received from the Assistant Building Official or other higher-level management personnel. Working lead assistance is provided to other inspectors. This involves reviewing inspection reports and resolving technical problems in the field.

EXAMPLES OF DUTIES

Depending upon assignment, duties may include but are not limited to the following:

1. Performs skilled inspection work in enforcing compliance with the City's building, plumbing, electrical, mechanical and energy codes plus other related local and state ordinances.
2. Assists the general public contractors, architects and engineers by interpreting and giving detailed explanation of requirements and application of building, plumbing, mechanical and electrical codes and related local and state ordinances.
3. Makes joint field inspections with Building Inspector during construction of buildings to ensure compliance with applicable laws and ordinances and assists on difficult field inspection problems.
4. Trains and provides working lead assistance in specialty to Building Inspectors in the performance of their duties, reviews output and quality of work performed, and provides and evaluation of same to management.
5. Keep records and reports of inspections.
6. Review applications for building permit, helps applicant fill in required permit data and sees that all required documents and data are included.
7. Checks plumbing, heating ventilation, refrigeration and mechanical construction for compliance with codes.

8. Check permits to assure that all fees have been paid for fixtures gas lines, plumbing and mechanical installations.
9. Reviews and approves plans of industrial and commercial building to insure compliance with plumbing-mechanical codes or ordinances.
10. May consult with designers or builders regarding requirements in plumbing-mechanical plans.
11. Inspects major commercial and industrial construction for conformance with plumbing-mechanical codes.
12. Orders corrections and improvements whenever necessary and follows up on rejected work to see that corrections are made.
13. Prepares correspondence regarding inspections and code requirements.
14. Reviews complex plumbing-mechanical inspection work.
15. May issue permits and prepare office copies of documents for processing and filing.
16. Reviews complex plumbing and mechanical inspection work.
17. Meets and confers with Building Official and Assistant Building Official regarding various pertinent matters.

QUALIFICATIONS

Knowledge, Abilities and Skills

- A. Ability to effectively train and provide working lead assistance to subordinate personnel.
- B. Ability to read and interpret building plans and specifications and to enforce their application.
- C. Ability to prepare clear and concise written reports.
- D. Ability to deal effectively and tactfully with fellow employees, the general public, architects and engineers.
- E. Ability to research and study the various building, housing, plumbing, mechanical and electrical codes, laws and ordinances.
- F. Ability to perform moderates to heavy amounts of paperwork.

- G. Ability to perform the physical aspects to a field inspection.
- H. Knowledge of building, housing, plumbing, mechanical and electrical codes with specialized knowledge of materials and standards to be applied in plumbing-mechanical construction.

EXPERIENCE AND EDUCATION

Any combination equivalent to experience and education that could likely provide the required knowledge and abilities would be qualifying. A typical way to obtain the knowledge and abilities would be:

Experience:

Four (4) years of experience as a journey level plumber preferably including one (1) year in a supervisory capacity.

OR

Two (2) years plumbing/mechanical inspection experience involving major commercial or industrial installations.

Education:

Equivalent to completion of the twelfth grade.

LICENSE AND CERTIFICATES

Ability to possess upon employment a valid Class III California Driver's License.

ICBO (International conference of Building Officials) Certification as a plumbing-mechanical and/or combination inspector is highly desirable, but not required.

PROBATIONARY PERIOD: One Year

659CS88

February 1988

AAP GROUP: 5

FPP STATUS: Non-Designated

FLSA STATUS: Non-Exempt